

P:3 3-5-96

Mr. Selvage requested that he be placed on the next City Council agenda.

Paul Skablund, annexation questions

Mr. Skablund presented a survey that he has recently had completed. It showed to 13,000 sq. foot lots divided off of the 5 acre parcel that he just had annexed. The annexation was approved at 1 acre minimum lot size. The Planning Commission was under the impression that he only wanted to build one home on the property and the 1 acre designation would not conflict with his plans. Mr. Skablund indicated that he had presented this idea to the Mayor and the Mayor had agreed with the idea. Mr. Skablund would like this problem corrected. He intended that the property be annexed in at R-1. The Planning Commission did not have that information.

Wendell Morse then explained that he felt that Mr. Skablund has 4 options: (1) Resurvey that property and create 2 acre lots (2) Apply for a rezone to .33 acre (3) Request the City Council to change the zoning with additional fees because of the miscommunication.

Mr. Skablund also had questions about the building permit process. He was told that all plans are reviewed by the Cache County Building inspector.

Greg Gherkin, final plat and construction drawings

Mr. Gherkin came with the final plans that have been signed by the city engineer. The Planning and Zoning commission had previously signed the final plat. There was a brief review and discussion of the subdivision.

Jay Nielsen, City Planner

Craig Earl, Heart to Heart Foods

Mr. Earl presented a preliminary site plan to the commission for a manufacturing facility for his Ice Cream manufacturing company. The commission reviewed and commented on the plan. The access needs to be shared with the adjoining property owner. Landscaping must be 40 feet in front of the building with parking on the rear of the building. The proposed building material is metal which is not permitted. There was discussion about other options such as painted concrete block or atlas block. He was given the commercial overlay ordinance and the check list.


Marilyn P. Grunig

report filled out by our engineer on each of these projects. Mayor Daines said he did not know the cost of this. Council discussed the location of these three projects and concluded that it was a good area for improvement. They asked Mayor Daines for a cost estimate of the reports before making a decision. Mr. Nielson suggested that we have two engineers give us a cost.

Heart to Heart Foods, Craig Earl

Mr. Earl is relocating Heart to Heart Foods from Richmond as the company has divided, the other being Doc's Cheese. He is requesting any incentives that Hyde Park may be able to give him for locating his business here. Council considered and discussed several things. The 3200 North road needs a great deal of work. The CDBG economic development grant (\$27,000) can be used to help improve that road. Mr. Earl will be responsible for the road in front of his business; the ditch also needs to be moved. It could be piped and covered. Mr. Jerry Greaves will be responsible for the road in front of his property. The CDBG money can be used to help improve 3200 North or the highway "accel" and "decel" lanes entering and leaving 3200 North. It was reported that UDOT feels some motivation to help with that intersection, although they are not yet ready to make a decision.

There was some discussion about water rates, the amount of water used, time of usage, etc. No decision was reached on this. The sewer amount will be decided by Logan City and Hyde Park will simply have to charge the amount given by them.

Abandoned Vehicles. Mayor Daines reported to Council that he has a list of 50 abandoned vehicles that he will give to the police to take care of.

Michael Noonchester. Mayor Daines reported to Council that Richmond City and River Heights have approached him with a proposal to bring Mr. Noonchester back to the valley to work 1/3 time for each City. There could be an agent City that would pay him and each City would contribute \$16,700 per year for this share. He said the other two cities are committed to do this if Hyde Park will go along. It was decided to visit with council members of the other two cities at the League before making a decision.

Meeting adjourned at 10:30 p.m.



Judy Y. Hawkins